



House of Representatives

General Assembly

File No. 489

February Session, 2012

Substitute House Bill No. 5519

House of Representatives, April 17, 2012

The Committee on Government Administration and Elections reported through REP. MORIN of the 28th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes, the Commissioner of Transportation shall
3 convey to the town of East Hartford a parcel of land located in the
4 town of East Hartford, at a cost equal to the administrative costs of
5 making such conveyance. Said parcel of land has an area of
6 approximately .38 acre, is designated by the Department of
7 Transportation as File No. 042-280-002A and is located at 1534 Main
8 Street, at the northeast corner of Main Street and Park Avenue. The
9 conveyance shall be subject to the approval of the State Properties
10 Review Board.

11 (b) The town of East Hartford shall use said parcel of land for open
12 space purposes. If the state requires said parcel for transportation
13 purposes, or if the town of East Hartford:

14 (1) Does not use said parcel for open space purposes;

15 (2) Does not retain ownership of all of said parcel; or

16 (3) Leases all or any portion of said parcel,

17 the parcel shall revert to the state of Connecticut.

18 (c) The State Properties Review Board shall complete its review of
19 the conveyance of said parcel of land not later than thirty days after it
20 receives a proposed agreement from the Department of
21 Transportation. The land shall remain under the care and control of
22 said department until a conveyance is made in accordance with the
23 provisions of this section. The State Treasurer shall execute and deliver
24 any deed or instrument necessary for a conveyance under this section,
25 which deed or instrument shall include provisions to carry out the
26 purposes of subsection (b) of this section. The Commissioner of
27 Transportation shall have the sole responsibility for all other incidents
28 of such conveyance.

29 Sec. 2. (*Effective from passage*) (a) Notwithstanding any provision of
30 the general statutes, the Commissioner of Transportation shall convey
31 to the town of East Hartford a parcel of land located in the town of
32 East Hartford, at a cost equal to the administrative costs of making
33 such conveyance. Said parcel of land has an area of approximately .44
34 acre, is designated by the Department of Transportation as File No. 53-
35 101-36B and is located at 355 Maple Street at Forbes Street. The
36 conveyance shall be subject to the approval of the State Properties
37 Review Board.

38 (b) The town of East Hartford shall use said parcel of land for open
39 space purposes. If the state requires said parcel for transportation
40 purposes, or if the town of East Hartford:

41 (1) Does not use said parcel for open space purposes;

42 (2) Does not retain ownership of all of said parcel; or

43 (3) Leases all or any portion of said parcel,
44 the parcel shall revert to the state of Connecticut.

45 (c) The State Properties Review Board shall complete its review of
46 the conveyance of said parcel of land not later than thirty days after it
47 receives a proposed agreement from the Department of
48 Transportation. The land shall remain under the care and control of
49 said department until a conveyance is made in accordance with the
50 provisions of this section. The State Treasurer shall execute and deliver
51 any deed or instrument necessary for a conveyance under this section,
52 which deed or instrument shall include provisions to carry out the
53 purposes of subsection (b) of this section. The Commissioner of
54 Transportation shall have the sole responsibility for all other incidents
55 of such conveyance.

56 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of
57 the general statutes, the Commissioner of Transportation shall convey
58 to the town of East Haven a parcel of land located in the town of East
59 Haven, at a cost equal to the fair market value of the property, as
60 determined by the average of the appraisals of two independent
61 appraisers selected by the commissioner, plus the administrative costs
62 of making such conveyance. Said parcel of land has an area of
63 approximately .49 acre, is identified as Lot 3, Block 3211 on East
64 Haven's Tax Assessor's Map No. 260 and is designated by the
65 Department of Transportation as File No. 92-533-1B. The conveyance
66 shall be subject to the approval of the State Properties Review Board.

67 (b) The State Properties Review Board shall complete its review of
68 the conveyance of said parcel of land not later than thirty days after it
69 receives a proposed agreement from the Department of
70 Transportation. The land shall remain under the care and control of
71 said department until a conveyance is made in accordance with the
72 provisions of this section. The State Treasurer shall execute and deliver
73 any deed or instrument necessary for a conveyance under this section.
74 The Commissioner of Transportation shall have the sole responsibility
75 for all other incidents of such conveyance.

76 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
77 the general statutes, the Commissioner of Energy and Environmental
78 Protection shall convey to the town of Farmington a parcel of land
79 located in the town of Farmington, at a cost equal to the administrative
80 costs of making such conveyance. Said parcel of land has an area of
81 approximately 8.46 acres and is identified as Lot 12, Block 124 on
82 Farmington Tax Assessor's Map 138. The conveyance shall be subject
83 to the approval of the State Properties Review Board.

84 (b) The town of Farmington shall use said parcel of land for open
85 space purposes. If the town of Farmington:

86 (1) Does not use said parcel for said purposes;

87 (2) Does not retain ownership of all of said parcel; or

88 (3) Leases all or any portion of said parcel,

89 the parcel shall revert to the state of Connecticut.

90 (c) The State Properties Review Board shall complete its review of
91 the conveyance of said parcel of land not later than thirty days after it
92 receives a proposed agreement from the Department of Energy and
93 Environmental Protection. The land shall remain under the care and
94 control of said department until a conveyance is made in accordance
95 with the provisions of this section. The State Treasurer shall execute
96 and deliver any deed or instrument necessary for a conveyance under
97 this section, which deed or instrument shall include provisions to carry
98 out the purposes of subsection (b) of this section. The Commissioner of
99 Energy and Environmental Protection shall have the sole responsibility
100 for all other incidents of such conveyance.

101 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of
102 the general statutes, the Commissioner of Administrative Services, on
103 behalf of the Commissioner of Developmental Services, shall convey to
104 the town of Windsor a parcel of land located in the town of Windsor,
105 at a cost equal to the fair market value of the property, as determined
106 by the average of the appraisals of two independent appraisers

107 selected by the Commissioner of Administrative Services, plus the
108 administrative costs of making such conveyance. Said parcel of land
109 has an area of approximately .73 acre and is identified as Lot No. 5 in
110 Block 76 on Town of Windsor Assessor's Map No. 54. The conveyance
111 shall be subject to the approval of the State Properties Review Board.

112 (b) The State Properties Review Board shall complete its review of
113 the conveyance of said parcel of land not later than thirty days after it
114 receives a proposed agreement from the Department of Administrative
115 Services. The land shall remain under the care and control of said
116 department until a conveyance is made in accordance with the
117 provisions of this section. The State Treasurer shall execute and deliver
118 any deed or instrument necessary for a conveyance under this section.
119 The Commissioner of Administrative Services shall have the sole
120 responsibility for all other incidents of such conveyance.

121 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of
122 the general statutes, the Commissioner of Energy and Environmental
123 Protection shall convey to the town of Bloomfield a parcel of land
124 located in the town of Bloomfield, at a cost equal to the fair market
125 value of the property, as determined by the average of the appraisals
126 of two independent appraisers selected by the commissioner, plus the
127 administrative costs of making such conveyance. Said parcel of land
128 has an area of approximately 36.05 acres and is identified as "Parcel of
129 land proposed to be conveyed to town of Bloomfield" on two maps,
130 numbers 1722 and 1723, both entitled "Map of Land to be acquired by
131 the State of Connecticut for Bloomfield Reservoir Number 3 North
132 Branch of the Park River Watershed Program Bloomfield, Conn." and
133 dated December 11, 1969, as said maps were modified by the
134 Bloomfield Engineering Department, with such modification dated
135 March 1, 2012. The conveyance shall be subject to the approval of the
136 State Properties Review Board.

137 (b) The State Properties Review Board shall complete its review of
138 the conveyance of said parcel of land not later than thirty days after it
139 receives a proposed agreement from the Department of Energy and

140 Environmental Protection. The land shall remain under the care and
141 control of said department until a conveyance is made in accordance
142 with the provisions of this section. The State Treasurer shall execute
143 and deliver any deed or instrument necessary for a conveyance under
144 this section. The Commissioner of Energy and Environmental
145 Protection shall have the sole responsibility for all other incidents of
146 such conveyance.

147 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
148 the general statutes, the Commissioner of Economic and Community
149 Development shall convey to the city of New Haven a parcel of land
150 located in the city of New Haven, at a cost equal to the administrative
151 costs of making such conveyance. Said parcel of land has an area of
152 approximately .52 acre and is identified as the parcel situated on the
153 east side of Ashmun Street in the city of New Haven, containing 22,587
154 square feet, and further described as follows: Commencing at a point
155 in the easterly line of Ashmun Street, said point being the
156 southwesterly corner of the within described parcel, the same being
157 located 273.44 feet southerly from the intersection of the southerly line
158 of Henry Street with the easterly line of Ashmun Street when
159 measured along the easterly line of Ashmun Street, then running along
160 the following six courses: north 78 degrees 54' 44" east 49.69 feet; south
161 11 degrees 20' 36" east 47.64 feet; north 78 degrees 26' 44" east 56.85
162 feet; south 11 degrees 13' 16" east 96.77 feet; north 78 degrees 46' 44"
163 east 15.60 feet; south 11 degrees 13' 16" east 86.44 feet to a point in the
164 northerly line of land now or formerly of the city of New Haven; then
165 running south 83 degrees 20' 44" west along the northerly line of land
166 now or formerly of the city of New Haven 122.18 feet to the point of
167 commencement. The conveyance shall be subject to the approval of the
168 State Properties Review Board.

169 (b) Notwithstanding a certain restriction in a deed recorded in
170 volume 5528 page 127 of the New Haven Land Records requiring said
171 parcel to be used for low and moderate income housing only, said
172 parcel may be used for other than low and moderate income housing
173 purposes and said restriction is released and relinquished and shall

174 have no further force and effect.

175 (c) The State Properties Review Board shall complete its review of
176 the conveyance of said parcel of land not later than thirty days after it
177 receives a proposed agreement from the Department of Economic and
178 Community Development. The land shall remain under the care and
179 control of said department until a conveyance is made in accordance
180 with the provisions of this section. The State Treasurer shall execute
181 and deliver any deed or instrument necessary for a conveyance under
182 this section. The Commissioner of Economic and Community
183 Development shall have the sole responsibility for all other incidents of
184 such conveyance.

185 Sec. 8. Section 1 of special act 08-8 is amended to read as follows
186 (*Effective from passage*):

187 (a) Notwithstanding any provision of the general statutes, the
188 Commissioner of Transportation shall convey to the Historical Society
189 of the town of Greenwich a parcel of land located in the town of
190 Greenwich, at a cost equal to the administrative costs of making such
191 conveyance. Said parcel of land has an area of approximately .44 acre
192 and is identified as Parcel No. 6 on a map entitled "Town of
193 Greenwich, Sketch Showing Land Leased to Town of Greenwich by
194 State of Connecticut, I-95 and River Road, James F. Byrnes, Jr. P. E.,
195 October 1992, last revised 10/6/99." The conveyance shall be subject to
196 the approval of the State Properties Review Board.

197 (b) The Historical Society of the town of Greenwich shall use said
198 parcel of land for [parking] municipal purposes. If the Historical
199 Society of the town of Greenwich:

200 (1) Does not use said parcel for said purposes;

201 (2) Does not retain ownership of all of said parcel; or

202 (3) Leases all or any portion of said parcel,

203 the parcel shall revert to the state of Connecticut.

204 (c) The State Properties Review Board shall complete its review of
205 the conveyance of said parcel of land not later than thirty days after it
206 receives a proposed agreement from the Department of
207 Transportation. The land shall remain under the care and control of
208 said department until a conveyance is made in accordance with the
209 provisions of this section. The State Treasurer shall execute and deliver
210 any deed or instrument necessary for a conveyance under this section,
211 which deed or instrument shall include provisions to carry out the
212 purposes of subsection (b) of this section. The Commissioner of
213 Transportation shall have the sole responsibility for all other incidents
214 of such conveyance.

215 Sec. 9. Section 9 of special act 08-8 is amended to read as follows
216 (*Effective from passage*):

217 (a) Notwithstanding any provision of the general statutes, the
218 Commissioner of Transportation shall convey to the Regional Refuse
219 Disposal District One parcels of land located in the towns of
220 Barkhamsted and New Hartford, at a cost equal to the administrative
221 costs of making such conveyance. Said parcels of land have an area of
222 approximately 3.2 acres and are identified as See Assessor in Block 18
223 of town of Barkhamsted Tax Assessor's Map 49 and Lot 41 in Block 41
224 of town of New Hartford Tax Assessor's Map 32. The conveyance shall
225 be subject to the approval of the State Properties Review Board.

226 [(b) The Regional Refuse Disposal District One shall use said parcels
227 of land for economic development purposes. If the Regional Refuse
228 Disposal District One:

229 (1) Does not use said parcels for said purposes;

230 (2) Does not retain ownership of all of said parcels; or

231 (3) Leases all or any portion of said parcels,

232 the parcels shall revert to the state of Connecticut.]

233 [(c)] (b) The State Properties Review Board shall complete its review

234 of the conveyance of said parcels of land not later than thirty days after
235 it receives a proposed agreement from the Department of
236 Transportation. The land shall remain under the care and control of
237 said department until a conveyance is made in accordance with the
238 provisions of this section. The State Treasurer shall execute and deliver
239 any deed or instrument necessary for a conveyance under this section.
240 [, which deed or instrument shall include provisions to carry out the
241 purposes of subsection (b) of this section.] The Commissioner of
242 Transportation shall have the sole responsibility for all other incidents
243 of such conveyance.

244 Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of
245 the general statutes, the Commissioner of Transportation shall convey
246 to Carolyn J. Sheehan and Edward F. Sheehan two parcels of land
247 located in the town of Andover, at a cost equal to the fair market value
248 of said parcels of land, as determined by the Department of
249 Transportation, plus the administrative costs of making such
250 conveyance. Said parcels of land have an area of approximately 5.1
251 acres and 6.2 acres, respectively, and are identified as certain parcels of
252 land on the easterly side of Wheeling Road that constitute Department
253 of Transportation File No. 32-114-56 and File No. 32-114-37. The
254 conveyance shall be subject to the approval of the State Properties
255 Review Board.

256 (b) The State Properties Review Board shall complete its review of
257 the conveyance of said parcels of land not later than thirty days after it
258 receives a proposed agreement from the Department of
259 Transportation. The land shall remain under the care and control of
260 said department until a conveyance is made in accordance with the
261 provisions of this section. The State Treasurer shall execute and deliver
262 any deed or instrument necessary for said conveyance. The
263 Commissioner of Transportation shall have the sole responsibility for
264 all other incidents of said conveyance.

265 Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of
266 the general statutes, the Commissioner of Transportation shall convey

267 to Lawrence E. Green and Fay E. Green a parcel of land located in the
268 town of Andover, at a cost equal to the fair market value of said parcel
269 of land, as determined by the Department of Transportation, plus the
270 administrative costs of making such conveyance. Said parcel of land
271 has an area of approximately 15 acres and is identified as a certain
272 parcel of land on the easterly side of South Road that constitutes
273 Department of Transportation File No. 12-81-41. The conveyance shall
274 be subject to the approval of the State Properties Review Board.

275 (b) The State Properties Review Board shall complete its review of
276 the conveyance of said parcel of land not later than thirty days after it
277 receives a proposed agreement from the Department of
278 Transportation. The land shall remain under the care and control of
279 said department until a conveyance is made in accordance with the
280 provisions of this section. The State Treasurer shall execute and deliver
281 any deed or instrument necessary for said conveyance. The
282 Commissioner of Transportation shall have the sole responsibility for
283 all other incidents of said conveyance.

284 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of
285 the general statutes, the Commissioner of Transportation shall convey
286 to Peter Yeomans a parcel of land located in the town of Andover, at a
287 cost equal to the fair market value of said parcel of land, as determined
288 by the Department of Transportation, plus the administrative costs of
289 making such conveyance. Said parcel of land has an area of
290 approximately 9.9 acres and is identified as a certain parcel of land on
291 the southerly side of Bear Swamp Road that constitutes Department of
292 Transportation File No. 32-114-53. The conveyance shall be subject to
293 the approval of the State Properties Review Board.

294 (b) The State Properties Review Board shall complete its review of
295 the conveyance of said parcel of land not later than thirty days after it
296 receives a proposed agreement from the Department of
297 Transportation. The land shall remain under the care and control of
298 said department until a conveyance is made in accordance with the
299 provisions of this section. The State Treasurer shall execute and deliver

300 any deed or instrument necessary for said conveyance. The
301 Commissioner of Transportation shall have the sole responsibility for
302 all other incidents of said conveyance.

303 Sec. 13. (*Effective from passage*) (a) Notwithstanding any provision of
304 the general statutes, the Commissioner of Transportation shall convey
305 to Lawrence C. Nizza and Ann Nizza a parcel of land located in the
306 town of Andover, at a cost equal to the fair market value of said parcel
307 of land, as determined by the Department of Transportation, plus the
308 administrative costs of making such conveyance. Said parcel of land
309 has an area of approximately 29.307 acres and is identified as
310 "Lawrence C. Nizza, Et Al Taking Area= 29.307+/- Acres" on a map
311 entitled "Town of Andover Map Showing Land Acquired From
312 Laurence C. Nizza Et Al By the State of Connecticut, Relocation of
313 Route U. S. 6 (Limited Access Highway)", Scale 1"=100', February 1984,
314 Robert W. Gubala, Transportation Chief Engineer-Bureau of
315 Highways. The conveyance shall be subject to the approval of the State
316 Properties Review Board.

317 (b) The State Properties Review Board shall complete its review of
318 the conveyance of said parcel of land not later than thirty days after it
319 receives a proposed agreement from the Department of
320 Transportation. The land shall remain under the care and control of
321 said department until a conveyance is made in accordance with the
322 provisions of this section. The State Treasurer shall execute and deliver
323 any deed or instrument necessary for said conveyance. The
324 Commissioner of Transportation shall have the sole responsibility for
325 all other incidents of said conveyance.

326 Sec. 14. (*Effective from passage*) (a) Notwithstanding any provision of
327 the general statutes, the Commissioner of Transportation shall convey
328 to the town of Tolland a parcel of land located in the town of Tolland,
329 at a cost equal to the fair market value of the property, as determined
330 by the average of the appraisals of two independent appraisers
331 selected by the commissioner, plus the administrative costs of making
332 such conveyance. Said parcel of land has an area of approximately 3.2

333 acres, is identified as a portion of Lot 142-61-5 on a map entitled
 334 "Connecticut Department of Transportation Right of Way Map Town
 335 of Tolland Interstate 84 From the Vernon Town Line Easterly to
 336 Cathole Road, Map No. 142-07, sheet No. 9 of 11, dated February 4,
 337 1994", and surrounds the parcel required to be conveyed by the state
 338 pursuant to section 6 of special act 11-16. The conveyance shall be
 339 subject to the approval of the State Properties Review Board.

340 (b) The State Properties Review Board shall complete its review of
 341 the conveyance of said parcel of land not later than thirty days after it
 342 receives a proposed agreement from the Department of
 343 Transportation. The land shall remain under the care and control of
 344 said department until a conveyance is made in accordance with the
 345 provisions of this section. The State Treasurer shall execute and deliver
 346 any deed or instrument necessary for a conveyance under this section.
 347 The Commissioner of Transportation shall have the sole responsibility
 348 for all other incidents of such conveyance.

349 Sec. 15. Section 8 of special act 06-10; section 6 of public act 10-1 of
 350 the June special session; section 7 of public act 10-1 of the June special
 351 session, as amended by section 2 of public act 11-139; and section 7 of
 352 special act 11-16 are repealed. (*Effective from passage*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>from passage</i>	New section
Sec. 5	<i>from passage</i>	New section
Sec. 6	<i>from passage</i>	New section
Sec. 7	<i>from passage</i>	New section
Sec. 8	<i>from passage</i>	SA 08-8, Sec. 1
Sec. 9	<i>from passage</i>	SA 08-8, Sec. 9
Sec. 10	<i>from passage</i>	New section
Sec. 11	<i>from passage</i>	New section
Sec. 12	<i>from passage</i>	New section

Sec. 13	<i>from passage</i>	New section
Sec. 14	<i>from passage</i>	New section
Sec. 15	<i>from passage</i>	Repealer section

Statement of Legislative Commissioners:

Section 15 was rewritten for accuracy.

GAE *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 13 \$	FY 14 \$
Department of Transportation	TF - Loss of Asset Value	90,000	None
Department of Transportation	TF - Revenue Gain	592,000	None
Department of Energy and Environmental Protection	GF - Loss of Asset Value	311,000	None
Department of Energy and Environmental Protection; Dept. of Administrative Services	GF - Revenue Gain	1,146,000	None
Dept. of Administrative Services	GF - Cost	Minimal	None

Note: TF=Transportation Fund; GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 13 \$	FY 14 \$	FY 15 \$
East Hartford; Farmington; New Haven	Gain of Asset Value	401,000	None	None
Bloomfield; Windsor; Tolland	Cost	1,346,000	None	None
Bloomfield; East Hartford; Farmington; New Haven; Windsor; Tolland	Revenue Loss	None	None	See Below

Explanation

The bill has the following fiscal impact:

1. A Transportation Fund revenue gain of approximately \$592,000 from the sale of properties in Andover and Tolland at fair market value;
2. A Transportation Fund loss of asset value of approximately \$90,000 from the transfer of two parcels to East Hartford;
3. A General Fund revenue gain of approximately \$1,146,000 from the sale of properties to Bloomfield and Windsor at fair market value;

4. A General Fund loss of asset value of approximately \$311,000 from the transfer of property to Farmington and New Haven;
5. A minimal General Fund cost (less than \$1,000 each) to the Office of the State Treasurer and the State Properties Review Board for making the conveyances;
6. There is no fiscal impact to the General Fund related to payments-in-lieu-of-taxes (PILOT) on state-owned property because the appropriation is insufficient to fully fund the grants and all payments are reduced on a pro rata basis.
7. The conveyances represent a potential revenue loss to the state to the extent that the state could have sold or leased the properties at fair market value.

The land conveyances are subject to the review and approval of the State Properties Review Board, which is required to review each conveyance within 30 days. Deeds or any other instruments necessary for the conveyances must be executed and delivered by the State Treasurer. These activities are part of the respective agencies normal operations and can be accomplished with existing staff and resources.

The municipal impact for the towns listed in the table below is:

1. A total gain in asset value of \$401,000 to East Hartford, Farmington and New Haven;
2. A total cost of \$1,346,000 to Bloomfield, Tolland and Windsor; and
3. A revenue loss for PILOT payments on state-owned property to the degree that the parcels are eligible for PILOT. It should be noted that PILOT payments are made in arrears so this transfer of land would be reflected on the 2011 Grand List and would be reimbursed by the state in FY 15.

Further Explanation

Table 1 summarizes sections of the bill with state fiscal impacts. The parcels must be used for the purposes specified in the bill (labeled “Use Restriction”) or the property will revert to the state. Table 2 summarizes changes in the conditions of prior land conveyances.

Table 1: Sections with a State Fiscal Impact					
<u>Sec.</u>	<u>From</u>	<u>To/Location</u>	<u>Acres</u>	<u>Est. Value</u>	<u>Use Restriction</u>
Transportation Fund Loss of Asset Value					
1	DOT	East Hartford	0.38	\$60,000	open space
2	DOT	East Hartford	0.44	\$30,000	open space
			Total	\$90,000	
Transportation Fund Revenue Gain					
3	DOT	East Haven	0.49	\$535,000	None
10	DOT	Carolyn Sheehan & Edward Sheehan, Andover	#1: 5.1 #2: 6.2	\$57,000	None
11	DOT	Lawrence E. Green & Fay E. Green, Andover	15.0	\$75,000	None
12	DOT	Peter Yeomans, Andover	9.9	\$50,000	None
13	DOT	Lawrence C. Nizza & Ann Nizza, Andover	29.307	\$147,000	None
14	DOT	Tolland	3.2	\$200,000	None
			Total	\$592,000	
General Fund Loss of Asset Value					
4	DEEP	Farmington	8.46	\$237,300	open space
7	DECD	New Haven	0.52	\$73,700	Low, moderate income housing
			Total	\$311,000	
General Fund Revenue Gain					
5	DAS	Windsor	0.73	\$271,600	None
6	DEEP	Bloomfield	36.05	\$875,000	None
			Total	\$1,146,600	

Table 2: Changes to Prior Conveyances				
<u>Sec.</u>	<u>From</u>	<u>To</u>	<u>Act/Sec.</u>	<u>Provision</u>
8	DOT	Historical Society of Greenwich	SA 08-8, Sec. 1	Change use restriction from parking to municipal purposes
9	DOT	Regional Refuse Disposal District One, Barkhamsted & New Hartford	SA 08-8, Sec. 9	Eliminate economic development use restriction
15	DOT	Windsor Locks	SA 06-10, Sec. 8	Transfer of 20,000 sq ft is repealed.
15	DOT	Marlborough	PA 10-1, JSS, Sec. 6	Transfer of 0.46 acres is repealed.
15	DOT	Manchester	PA 10-1, JSS, Sec. 7	Transfer of 1.517 acres is repealed.
15	DOT	Bristol	SA 11-16,	Transfer of 0.11 acres is repealed.

Table 2: Changes to Prior Conveyances				
<u>Sec.</u>	<u>From</u>	<u>To</u>	<u>Act/Sec.</u>	<u>Provision</u>
			Sec. 7	

The Out Years***State Impact:*** None***Municipal Impact:*** The minimal revenue loss of PILOT payments noted above would continue into the future.

Sources: Department of Transportation, Office of Policy and Management, Department of Energy and Environmental Protection

OLR Bill Analysis**sHB 5519*****AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.*****SUMMARY:**

This bill (1) authorizes conveyances of state property (a) to the towns of East Hartford, East Haven, Farmington, Windsor, Bloomfield, New Haven, and Tolland and (b) in the town of Andover to individuals; (2) amends prior conveyances in Greenwich and Barkhamsted and New Hartford; and (3) repeals prior conveyances in Bristol, Manchester, Marlborough, and Windsor Locks.

EFFECTIVE DATE: Upon passage

NEW CONVEYANCES***Conveyances to Municipalities***

The bill requires the following conveyances from the agencies to the towns named for the purpose specified:

1. the Department of Transportation (DOT) to East Hartford for open space (two parcels totaling .82 acre for administrative costs);
2. DOT to East Haven (.49 acre for fair market value plus administrative costs);
3. the Department of Energy and Environmental Protection (DEEP) to Farmington for open space (8.46 acres for administrative costs);
4. the Department of Administrative Services, on behalf of the Department of Developmental Services, to Windsor (.73 acre for fair market value plus administrative costs);

5. DEEP to Bloomfield (36.05 acres for fair market value plus administrative costs);
6. the Department of Economic and Community Development to New Haven (.52 acres for administrative costs); and
7. DOT to Tolland (3.2 acres for fair market value plus administrative costs).

Additionally, the New Haven conveyance releases a deed restriction that requires the property to be used for low- and moderate-income housing. The bill includes no required purpose for the conveyance.

Each conveyance is subject to the State Properties Review Board's (SPRB) approval within 30 days. The East Hartford and Farmington conveyances (for administrative costs only) revert to the state if the towns use the parcels for any purpose other than open space.

When an agency conveys property at fair market value, the value is determined by the average appraisals of two independent appraisers chosen by the agency's commissioner.

Conveyances to Individuals

The bill conveys DOT property in Andover to:

1. Carolyn J. and Edward F. Sheehan (two parcels totaling 11.3 acres),
2. Lawrence E. and Fay E. Green (15 acres), and
3. Peter Yeomans (9.9 acres); and
4. Lawrence C. and Ann Nizza (29.307 acres).

These conveyances must be approved by SPRB, and the recipients must pay the fair market value plus the administrative costs of the conveyance.

AMENDED CONVEYANCES

The bill amends a 2008 conveyance of a .44 acre parcel in Greenwich from DOT to the Greenwich Historical Society. It requires the society to use the land for municipal, rather than parking, purposes. It is unclear if a private entity can use land for municipal purposes, but the society must do so or the property reverts to the state.

The bill amends a 2008 conveyance of a 3.2 acre parcel in Barkhamsted and New Hartford from DOT to the Regional Refuse Disposal District One. It allows the parcel to be used for any purpose, instead of economic development only, and removes the reverter provision.

REPEALED CONVEYANCES

The bill repeals prior conveyances from DOT to the following towns:

1. Bristol (.11 acre in 2011);
2. Manchester for road alignment and traffic mitigation (1.517 acres in 2010);
3. Marlborough (.46 acre in 2010); and
4. Windsor Locks for municipal purposes (20,000 square feet in 2006).

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 15 Nay 0 (03/29/2012)